



## Community Preservation Committee

Truro Town Hall  
P.O. Box 2030  
Truro, MA 02666

The Truro Community Preservation has received seven proposals for funding funding at this Spring's Town Meeting:

-- **Truro Historical Society and Truro Historical Commission.** Cobb Memorial Library Restoration, Phase 1. Requested: \$51,000.

-- **Truro Recreation Commission.** Feasibility study of recreation possibilities at Snow's Field. Requested: \$5,000. Feasibility study of recreation possibilities at the old burn dump. Requested: \$5,000. Study of expanded bike paths. Requested: \$5,000.

-- **Truro Housing Authority.** Snow's Road project debt payment and development. Requested: \$197,960. Public Education and Outreach. Requested: \$5894. Administrative support. Requested: \$12,000.

Detail on each can be found below:

### **COBB MEMORIAL LIBRARY HISTORIC PRESERVATION -**

**Applicant: Truro Historical Commission and the Truro Historical Society**

**Project Name: Cobb Library Preservation and Accessibility Improvements**

**Project Location: William Gray Square, Truro Center Road, Parcel 149, Sheet 50**

**Amount Requested: \$50,767.80 for Phase 1**

#### **Project Summary:**

The Truro Historical Commission and the Truro Historical Society seek CPA funding assistance to make the Cobb Memorial Library once again viable and useful to the public. The project is essential for the Truro Historical Society's proposed year-round reuse for research, archival storage, and display of maps and historic documents. This will involve creating an accessible entry by bringing a new landscaped driveway to the top of the hill for handicap access, creating an accessible building entry, an accessible restroom, and making other

improvements as necessary to respect the historic character of the building, maintain its eligibility for the State and National Register of Historic Places, and meet current building code requirements.

**Project Schedule and Time Line:**

**Phase 1** (Pending April Town Meeting Approval for FY 2007 CPA Funds):

1. **Selection of Consultants** for Architectural Design, Engineering and Historic Preservation (February 1, 2006 through June 30, 2006)
2. **Architectural and Engineering Design** through Design Development and Cost Estimating (July 1, 2006 through August 31, 2006)
3. **Fast-track Repairs by Truro DPW** (July 1, 2006 through November 30, 2006)
4. **Review and Decisions** Regarding accessibility improvements and work to be conducted by the Town, and Scope of Work for Bid (September 1 - 30, 2006)
5. **Construction Drawings and Bid Documents** (October 1, 2006 - November 30, 2006)
6. **Nomination to State and National Register of Historic Places**, in parallel with above steps, 18-24 months (July 1, 2006 through June 30, 2008)

**Phase 2** (Pending Fall Town Meeting Approval for FY 2005/2006 Funds):

1. **Bidding Period** and Contract Negotiation (December 1, 2006 - February 15, 2007)
2. **Construction Period** (February 15, 2007 through June 30, 2007)
3. **Fit-out** by Truro Historical Society (commencing July 1, 2007)

**Benefits of the Project:**

- ☐ The project will protect Truro's wealth of invaluable historical archival materials now stored at the Truro Historical Society Museum, which has no climate control and is subject to wide fluctuations of temperature and humidity over the course of the year. These materials will be transferred to the Cobb Library in what is proposed to be a climate controlled and secure environment.
- ☐ The project will provide a venue for the many citizens and volunteers interested in Truro's history by creating a year-round workplace for research.
- ☐ The improvements are consistent with the Comprehensive Plan goals for reinforcing Truro Village Centers by bringing additional year-round use to Truro Center.
- ☐ The project will ensure the preservation of Truro's only historic library. Donated for public use in 1912, it is a key focal point and landmark in Truro Center and would be nominated to the State and National Register of Historic Places as part of the effort.

**COBB MEMORIAL LIBRARY HISTORIC PRESERVATION**

**Community Preservation Act Request for FY 2007 Funding for Phase 1  
CPA Application Addendum, December 19, 2005**

The items for inclusion in the Phase 1 funding request for the Historic Preservation of the

Cobb Library are as follows:

**PHASE 1 WORK ITEMS:**

1. Architectural and Engineering Design Fees \$ 21,036.00
2. Contingency (15%) 3,155.40
3. Historic Preservation Consultation Fees 2,500.00
- SUBTOTAL FEES \$ 26,691.40

**Estimate for Fast-Track Truro DPW Work:**

4. Masonry Chimney Repairs (Line Item 6) \$ 1,300.00
5. Masonry Fireplace Repairs (Line Item 7) 943.00
6. Window Repairs (Line Item 11) 11,000.00
8. Repair Asphalt Shingle Roof (Line Item 16) 1,000.00
9. Flashing and Sheet Metal (Line Item 17) 3,000.00
- SUBTOTAL \$ 19,043.00

Escalation (10%) 1,904.30

SUBTOTAL \$ 20,934.30

Contingency (15%) 3,142.10

SUBTOTAL FAST-TRACK CONSTRUCTION \$ 24,076.40

**PHASE 1 TOTAL \$ 50,767.80**

**NOTES:**

1. Estimated costs are based on the document Opinion of Probable Construction Cost prepared by Ammondson Architects, Inc., 10/24/2005
2. Line Item References are to Item No.'s in that document.
3. The Project Total differs from the Ammondson total due to elimination of Overhead and Profit on the DPW items, which will not be bid, and the addition of the Historic Preservation Consultation line item, which was not included in the Ammondson estimate.

**From: Truro Recreation Commission**

The Recreation Commission proposes three separate projects, each of which would necessitate \$5,000 to retain outside sources (consisting of consultants, appraisers, estimators) to review the economic, legal, and environmental feasibility, including the opinions of the National Seashore, abutters and other interested parties in the community, of these recreational options for the Town of Truro. The projects under consideration are:

- (1) Exploratory study of the potential use of the "South Highland Rd. Former Burn Dump" area to accommodate a number of recreational venues including an outdoor natural ice skating facility, a running track, a basketball court, tennis courts, a roller-hockey area, a miniature golf facility, and a dog-walking park. The extent of the restriction of not breaking ground below the surface needs to be ascertained.
- (2) Exploratory study of the potential use of the Snows Field facility to accommodate a number of recreational venues including an outdoor natural ice skating facility (with storage and indoor bathroom facilities), a running track (Truro is one of the only

towns in the Commonwealth without such a facility), and an improved baseball infield using clay rather than cinder (this upgrade could also be explored for the Elementary School diamond which is regularly used for Recreation Department activities.)

- (3) A review of the history, including computer searches, of previous studies of potential bike path locations within the town to determine the appropriate direction to be taken in the coming year. This study should include (a) reviewing, for comparison purposes, the proposed State extension and timetable of a bicycle path/sidewalk, road widening on Route 6 from the Elementary School to the Public Safety Facility; (b) assessing the cost, acceptance and usefulness of modest grading and minor leveling of Old King's Highway, at one point recognized as 'Truro's designated bicycle path; and (c) evaluating the Coast Guard Beach to Head of the Meadow path and other routes previously proposed as being desirable.

The Commission feels that any one of these projects would have significant long-term benefits to the inhabitants of Truro, and while there may be substantive environmental or legal roadblocks ahead, the Commission would like to ascertain more specifically what those concerns would be. We see this proposal as being Phase I. Upon completion, the Recreation Commission envisions returning to the CPC with Phase II, a more specific proposal outlining the next steps to be taken in one or more of these projects

### **Applicant: Truro Housing Authority**

Purpose: Affordable Housing and related expenses

Project breakdown:

Administrative:	\$12,000
Public education and Outreach:	\$ 5,894
Snows Road debt and development	\$197,960
TOTAL REQUESTED:	\$215,854

Estimated date of commencement: July 1, 2006

Estimated date of completion: June 30, 2006

Opening any dictionary to the word "house" yields dozens of similes. The simplest and most descriptive is: "a building in which people live; residence for human beings." Residence is a basic human need whose price has been spiraling out of control for a number of years. Nowhere is the situation more dire than on the outer Cape.

Our declining school population is a fair demonstration of the lack of both economic and housing opportunities. The following numbers indicate K-6<sup>th</sup> enrollment, excluding school choice:

1999 – 142	2002 - 110
2000 – 127	2003 - 95
2001 – 119	2004 - 93

Data are from Truro Annual Reports.

Truro's leaders, during the past few years have expressed their support for the creation of housing that is affordable, that will allow our community to remain diverse. We have seen, all over Cape Cod, the decline in the population representing those in their twenties and thirties. Truro is no exception, as the above numbers indicate. If we want to make sure that our neighbors – teachers, members of the police force, trade's folks, people employed by various businesses – can remain here, we must have housing affordable to all.

In order to be successful, housing authorities need to plan as well as be opportunistic.

Needs of the Truro Housing Authority (THA) are many. Some may appear to be mundane, but are necessary.

Much outreach and education is needed regarding “affordable housing.” The task ahead of us in Truro goes far beyond creating housing that is affordable. We need to patiently and consistently work on a change in attitude. A daunting mission that is likely to demand much energy and patience.

Conversion from what we called the Land Bank to the Community Preservation Act (as amended) offers unique opportunities to the Housing Authority in the form of a reliable income stream. It is our hope to provide valuable and lasting services to the Town of Truro. This proposal represents a beginning, which we present in 3 sections:

### **Administrative; Public Education and Outreach, and Snows Road.**

#### **ADMINISTRATIVE**

a.) Legal counsel – thus far the THA has relied on the town's largesse in obtaining legal advice. It appears time for us to pay, as needed. Not having previous experience on which to rely, and anticipating an active period, we ask for 100 hours, with the understanding that unused hours will roll over to the next fiscal year. It may be argued that either way taxpayer's monies are paying for all expenditures, but, in fact CPA funds do represent a “different pocket”, in that those funds come from a surcharge on real estate taxes, a separate source of funds. (An explanation here is in order about the apparent low fee. We asked Truro's Town Administrator to make an inquiry on behalf of the Housing Authority about a separate account to be set up for the HA and the hourly fee for such services. Request from Town Counsel is to leave town account as one, and internally establish a sub-account. We wish to comply.)

100 hours @\$85 = \$8,500.

b.) Fiduciary – housing authorities are autonomous; by the Commonwealth they are considered on par with a municipality. Thus, once there are expenditures, auditing is required.

Based on experience of others we budget \$3,500 for this expense.

#### PUBLIC EDUCATION AND OUTREACH

a.) Needs Assessment and Action plan - We know that housing, affordable to income eligible people is needed, but the need has never adequately been quantified and the data available are sparse. In order to allow us to present a credible picture to the Town, we propose to hire a consultant, as did most Cape towns, to conduct a Needs Assessment Study (NAS).

Once the needs are ascertained, the next step is the establishment of an Action Plan, whose purpose is to set forth the steps needed for the next 5 – 10 years to fulfill the needs. The consultant accomplishes this based on the NAS as well as discussions with appropriate town officials and members of committees.

Following discussions with Mr. Paul Ruchinskas, Affordable Housing Specialist at the Cape Cod Commission, we contacted Mr. Michael Pessolano of Harwich. He is a former town planner and one who has conducted both of the above mentioned studies with apparent success for Cape towns. While others do this type of work, Mr. Pessolano is by far the best suited for both the NAS and the Action Plan. His knowledge of Cape Cod and the fact that he has worked with other towns here are attributes others do not offer. He is currently on contract in New Jersey, but e-mail communications indicate he would undertake the work, assuming timing may be worked out. His charge for the Needs Assessment Study is \$4,900 and an additional \$1,000 for the Action Plan. We have not pursued prices from others, since we would only approach someone else if Mr. Pessolano were not available. Karen Sunnarborg is the alternate to whom we would turn. She lives off-Cape, but has done Needs Assessment for Bourne and Sandwich.

During fiscal 2004 the THA has applied for and received a Technical Assistance Program (TAP) grant from the CC Commission for \$3,000. This grant was for the purpose of designing a septic plan for a 24 bedroom development on the "Roach Property." The saga of the test-wells there continues and the final results likely will not be known until sometime in 2007, thus we requested conversion of those funds to be used for the NAS. (Letter to Paul Ruchinskas attached as Appendix 1.) In addition, in January of 2006 another round of TAP grants will become available. We plan to submit an application at that time hoping to receive the other half of funds necessary to complete the two studies – Needs Assessment and Action Plan.

If we are successful no CPA funds will be required.

#### b.) Outreach

In conjunction with the above two tasks we would like to do two mailings – both informative and educational. The first will follow the NAS, and will contain the Executive Summary of that document and some explanation of how needs and guidelines are established for the rigorous screening process of applicants.

The second mailing will occur after the Action Plan is developed, with some detail of that plan and more educational material.

Costs associated with this activity: mailing of tri-fold colored page to 2,200 addresses (based on information obtained from the Assessors Office), @ \$0.39 (increase anticipated in January of 2006) = \$858, and printing (see attached quote as Appendix 2.) \$439, totaling \$1,297/ mailing. Thus total for two mailings: \$2,594.

Public Meetings – We envision forums with invited speakers, (occasionally from off-Cape when minimal travel expenses would be covered), moderated panels, presentation of educational materials, (including videos) and “just” open discussions. Soft drinks and sandwiches would be provided at some of these occasions.

For these expenses we request \$500.

## SNOWS ROAD

a.) Debt - The house donated to the THA this past summer had to be moved on an emergency basis, or face demolition. Local businessman Mike Winkler, knowing that payment would be delayed, undertook the job, with much help from our own Department of Public Works, for which we are grateful. Total cost: \$85,560. Thus far Mr. Winkler received \$50,000. Of that \$10,000 came from the donors of the house, and the THA had \$40,000 in the Affordable Housing Trust Fund. Mr. Winkler is owed \$35,560.

b.) Snows Road - is private, and the annual Association fee is quite high, (\$600/lot) presumably because major road improvements are being planned. The THA owns two lots, @ \$600/lot that is \$1,200/year. We request payment for the calendar years 2006 and '07 = \$2,400.

c.) In October Request for Proposals (RFP) has been issued for development on Snows Road. The THA is asking developers to submit a proposal for locating the donated house, with appropriate services on a foundation, and make it habitable. In addition, we are asking for the building of another house (2 or 3 bedroom) on the adjacent lot, also owned by the THA. (Pertinent sections of the RFP are attached as Appendix 4.)

The successful bidder will receive a contract with a long-term lease of the land, and will manage the properties.

Should we not receive (acceptable) bids, the second lot will remain vacant – at least for now, and we shall undertake the first portion – making the donated house habitable.

Based on a June 2005 estimate by M. Winkler this cost will be (about) \$160,000.

From Truro's Local Comprehensive Plan, Affordable Housing goals:

Goal 1. Truro will promote decent, safe, affordable housing for rental or purchase to meet the needs of present and future Truro residents. In accordance with state law, Truro will seek to raise its affordable housing stock to 10% of all year-round units at the rate of 0.75% per year of existing housing

stock.

Goal 2. Truro will encourage and support affordable housing that can serve a variety of needs, including elderly residents, families with children, couples, singles and municipal employees. Goal 3. Truro will work with other towns and with state and regional agencies to support affordable housing at the regional level.

Goal 4. Truro will make the necessary zoning and regulatory changes to encourage the development of affordable units and homes needed for Truro residents.